

LIVING AND BUILDING AT PINEHURST NATIONAL

For Homeowners

Here is the essence of living at Pinehurst National:

*Aesthetically Pleasing – High Quality – “Home in The Woods” –
Golf Course Community – Environmental Living –
Good Home, Good Neighbors – Safe Harbor*

Creating a home at Pinehurst National is a privilege and a responsibility. It is a long-term pleasure and a significant financial commitment. Above are some of the “themes” that help us understand what our community is committed to.

To maintain that investment and those pleasures, the creators of Pinehurst National established a hierarchy of values:

- * First, the environment. Endangered species – primarily, the red-cockaded woodpecker – must be protected. To do that, nearly half of all long leaf pine trees and all of the wetlands must be preserved. This is the law. Please accept it.
- * Next, the community. We share a common area, and by design we share a common vision: a gracious Southern lifestyle enjoyed in a community of harmonious homes, all enjoying a beautiful natural environment among good neighbors.
- * Third, your neighbors. Each lot is unique. So each of the houses must be unique as well. Your goal is to make your house and landscaping as attractive as it can be.
- * Last and clearly not least are your individual building requirements. Besides managing your own utilities, landscaping and architecture, you must manage the water that may accumulate and flow from your property.

Owners and contractors should be aware that the guidelines for building your home and managing water flow come at a price that you may not have initially taken into consideration.

It is the National Property Owners Association (NPOA), to which you and all your neighbors belong, and the Architectural Review Board (ARB), also comprised of your resident neighbors, that oversee these needs. You and your contractor are required to work through the ARB for construction and landscaping permissions at every step. *Neighbors advising neighbors for the good of all* – that’s how it has worked for nearly 30 years and will continue to work into the future.

Main considerations:

1. Water and water flow from your property.
2. Trees and how to preserve them.
3. Protecting the wetlands and natural Sandhills environment.
4. Working graciously with your neighbors and the ARB.

As the community grows and changes, construction needs change. Each lot is unique; so are the construction challenges and solutions for each lot. There have been and will continue to be variations, and **approvals at one site do not create a precedent for others.**

The National Property Owners Association and the Architectural Review Board are committed to preserving Pinehurst National as an environmental safe harbor for your “home in the woods,” and that of your neighbors. Please work with us to ensure our lifestyle and our financial investments continue to be positive for everyone.

For Builders

Before building at National, it is your responsibility to understand the *Guidelines*, the *National DCRS*, and the *Rules and Regulations*. As General Contractor you are accountable for all actions of your Sub-Contractors. Please notify the ARB if you have any questions. You will need to comply with the following:

1. Fulfillment of the Site Plans Check List
 - i. Items, or sample, from the *ARB Guidelines*
2. Fulfillment of the Planting and Irrigation Plan Check List
3. Site Plan and Planting and Irrigation Plan Important Notifications
 - i. Tree Removal
 - ii. Matching Plans

Please understand the timing elements for submissions and approvals:

1. Accurate documents shall be submitted at least 13 days before the next scheduled ARB meeting.
2. From submission to approval may take up to 60 days.
3. Here is a brief timeline for actions and approvals:
 - i. Fill out construction application.
 - ii. Submit signed agreement to comply with *Guidelines*.
 - iii. Submit Application and Compliance Fees.
 - iv. Submit full building plans, and receive ARB approvals.
 - v. Construct house, complying with plans and *Guidelines*.
 - vi. Pass town building inspection.
 - vii. Request final ARB inspection.
 - viii. Pending amendments, receive ARB Certificate of Compliance and return of Compliance Deposit.

Before you quote a price to lot owners, please note that, following review by the ARB, additional requirements may change the cost of construction of the home.

Submissions shall include color pictures of adjacent properties.

Before plan approval can be granted, each contractor shall ensure that their surveyor observe and supply the following:

1. An accurate survey of the original property, showing the existing conditions of the property, topography, trees, wetted areas, boundary lines, plat, utility structures, and easements.
2. An understanding of regulatory controls, such as requirements for wetted areas, woodlands, endangered species, and easements.

Suggestions for Owners and Builders

1. **Contact the ARB in advance of any work to clarify procedures.**
2. **Consider the environment carefully, especially potential water flow.**
3. **Consider the community.**
4. **Consider the neighborhood.**
5. **Motto: “Build gently in the Forest.”**
6. **Architecture: consider Quality, Aesthetics, Interest, Accuracy, and Creativity.**
7. **House and landscaping shall be Harmonious and Unique.**
8. **Use natural products such as stone.**
9. **Chimneys shall be brick or stone.**
10. **Silt fences shall be installed promptly; consider both the topography of the site and the possibility of big storms.**
11. **To protect trees, they shall be wrapped before site clearing, and 12-foot radius protection barriers erected directly after.**

The goal is to speed up the approval process so that owners and contractors do not have to come back to the Architectural Review Board repeatedly for additional input and approval. Before proceeding to construction stage, these requirements will require plan approval from the ARB.

NPOA/ARB 5-1-17. Ref: *National DRCs, ARB Building Guidelines, Rules and Regulations*